YUKON BUREAU OF STATISTICS

Yukon Real Estate Survey

Fourth Quarter, 2012

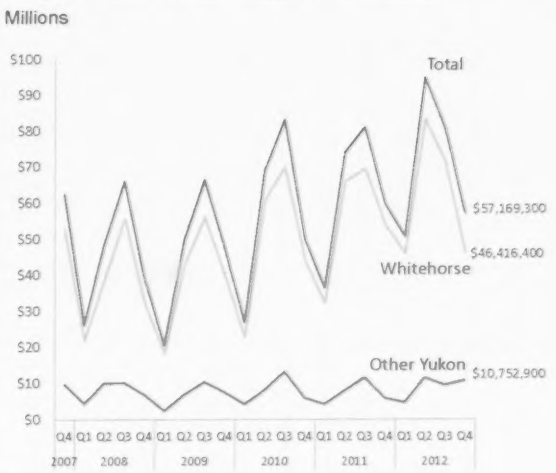
Highlights:

- There were $57.2 million in real estate transactions in Yukon in the fourth quarter of 2012 consisting of $46.4 million in Whitehorse and $10.8 million for the rest of Yukon.
- The average Whitehorse house sale price was $402,700, a decrease of $34,400 from the previous quarter.
- Country Residential homes had the highest average sale price at $484,500.
- On an ***annual*** basis, real estate transaction values reached a record high of $246,917,600 in 2012.

Q4 Whitehorse Average Real Estate Prices at a Glance

Single detached house	$402,700
Mobile home	$266,200
Condominium	$299,200
Duplex	$305,400

5-year Value of Real Estate Transactions



Notes: Q1 = first quarter (January, February, March), Q2 = second quarter, etc.

- Following normal seasonal fluctuations, the fourth quarter of 2012 saw a decrease in value of Yukon's real estate transactions compared to the third quarter. There were $57.2 million in transactions in the fourth quarter compared to $80.6 million in the third quarter of 2012.
- There were 55 house sales in Whitehorse in the fourth quarter, with an average sale value of $402,700. This is a decrease of 34,400, or 7.9%, from the previous quarter ($437,100).
- On an ***annual*** basis, transaction values in Yukon reached a record-high of $246,917,600 in 2012. This is an increase of $25,267,200, or 11.4%, over the 2011 annual total, $221,650,400, the previous record-high.
- The ***annual*** total number of houses sold in Whitehorse in 2012 was 261. The number of house sales has been steadily decreasing since 2004 when there were a record-high 439 houses sold.
- Condo sales, on the other hand, have increased dramatically over the same time period. There was an ***annual*** record-high 224 condo sales in Whitehorse in 2012 compared to 39 in 2004.
- The ***annual*** Whitehorse weighted average house price in 2012 was $428,100, down $6,600, or 1.5%, from the 2011 record-high of $434,700.
- The ***annual*** Whitehorse weighted average condo price in 2012 was a record-high of $301,300, an increase of $30,400, or 11.2%, over the previous record-high in 2011 of $270,900.

About the Yukon Real Estate Survey

The Bureau of Statistics first undertook the Yukon Real Estate Survey in 1977. The survey is a census of all real estate transactions occurring anywhere in Yukon, with the exception of 'not-at-arm's-length' transactions ('not-at-arm's-length' transactions are those that do not reflect open market values). All single and multiple-residential property transactions, as well as commercial and industrial property sales are included.

Housing Market Information Elsewhere:

Yukon Rent Survey - survey of multi-unit apartment buildings; includes quarterly median rent and vacancy rates by community/subdivision. http://www.eco.gov.yk.ca/stats/stats_princ.html#2012rent

Monthly Statistical Review - contains a summary of real estate and rent surveys as well as building permit data. http://www.eco.gov.yk.ca/stats/monthlyreview.html

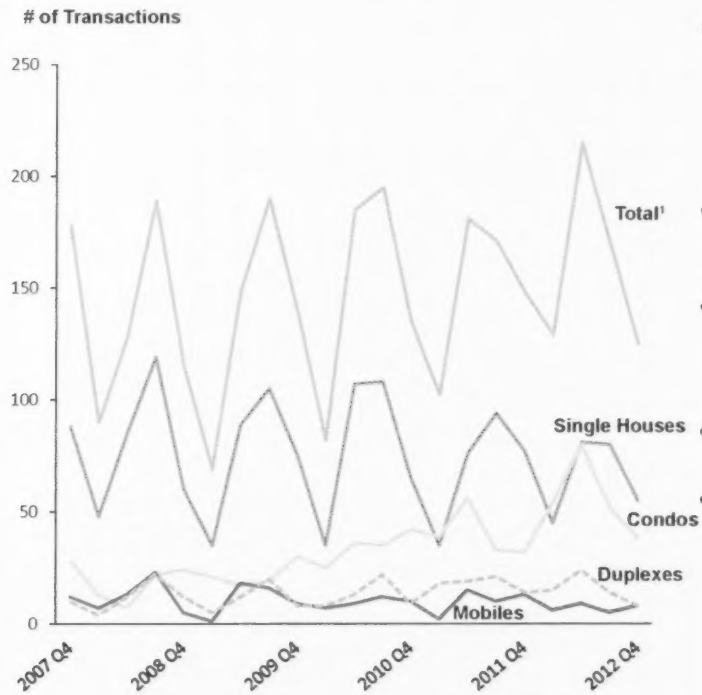
Annual Statistical Review - contains a 10-year historical summary of real estate and rent surveys as well as building permit data. http://www.eco.gov.yk.ca/stats/annualreview.html

Value and Type of Real Estate Transactions in Whitehorse

		Total[1]	Residential					Non-Residential	
			Single Houses	Family Lots[2]	Mobile Homes	Condos	Duplexes[3]	Commercial Property	Industrial Property
Value of Real Estate Transactions						**($000)**			
2012	**Q4**	46,416.4	22,148.4	x	2,129.9	11,370.2	2,443.5	4,532.9	2,499.3
	Q3	71,196.2	34,965.1	x	1,205.9	17,189.3	4,480.4	9,860.2	1,528.3
	Q2	83,237.4	35,830.4	1,195.4	2,306.0	23,982.1	7,743.1	x	3,650.4
	Q1	46,067.6	18,792.8	x	1,464.5	14,956.7	5,044.9	4,445.0	x
2011	**Q4**	53,984.6	33,310.9	857.9	3,454.9	8,891.4	4,471.4	x	1,445.0
Number of Real Estate Transactions						**(no.)**			
2012	**Q4**	125	55	x	8	38	8	5	5
	Q3	170	80	x	5	52	14	10	5
	Q2	215	81	7	9	80	24	x	11
	Q1	129	45	x	6	54	15	5	x
2011	**Q4**	148	77	5	13	32	14	x	5
Average Value of Real Estate Transactions						**($000)**			
2012	**Q4**	371.3	402.7	x	266.2	299.2	305.4	906.6	499.9
	Q3	418.8	437.1	x	241.2	330.6	320.0	986.0	305.7
	Q2	387.2	442.4	170.8	256.2	299.8	322.6	x	331.9
	Q1	357.1	417.6	x	244.1	277.0	336.3	889.0	x
2011	**Q4**	364.8	432.6	171.6	265.8	277.9	319.4	x	289.0

[1] Total includes multiple-residential sales which are generally too low to release due to confidentiality requirements.
[2] Family Lots include country residential lots. Family lots do not include the majority of lots purchased by contractors.
[3] Duplex refers to one side only.
x = suppressed for confidentiality.

Number of Real Estate Transactions in Whitehorse (Q4 '07 to Q4 '12)



[1] Total includes multi-residential, commercial and industrial transactions.

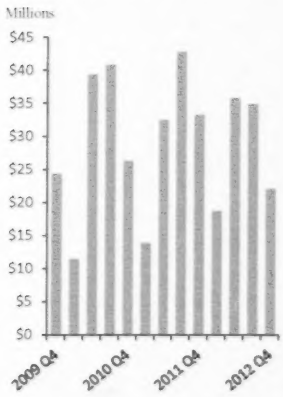
- There were 125 total real estate transactions in Whitehorse in the fourth quarter of 2012. This is below the fourth quarter of 2011 when there were 148 transactions. Over the past five years, the fourth quarter average number of total sales was 140.
- There were 55 house sales in the fourth quarter of 2012. This is well below the five-year fourth quarter average of 70 house sales.
- There were 38 condo sales in the fourth quarter. This is above the average for fourth quarters over the past five years which was 32 condo sales.
- There were 8 duplex sales in the fourth quarter, the average over the past five years was 10.
- There were 8 mobile home sales in the fourth quarter of this year, below the five-year fourth quarter average of 10.

Single Houses in Whitehorse by Subdivision

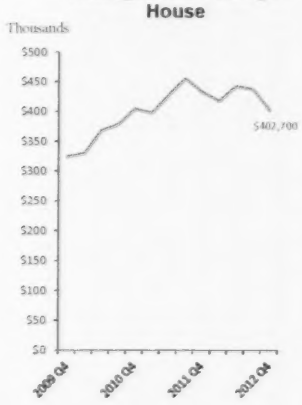
		Total	Down-town	Riverdale	Porter Creek	Granger	Country Residential[1]	Copper Ridge[2]	Takhini	Other[3]
Value of Single House Sales						($000)				
2012	Q4	22,148.4	1,670.0	3,897.0	2,886.0	0.0	2,907.0	9,998.4	x	x
	Q3	34,965.1	x	8,300.3	4,928.9	2,426.0	3,110.0	11,173.4	x	2,399.5
	Q2	35,830.4	x	3,972.5	4,932.2	1,338.0	4,515.0	16,171.9	x	4,112.0
	Q1	18,792.8	x	3,863.0	2,999.0	x	2,568.4	6,994.4	0.0	1,159.0
2011	Q4	33,310.9	1,432.0	5,994.7	8,358.2	x	1,667.0	12,773.1	x	1,069.0
Number of Single House Sales						(no.)				
2012	Q4	55	5	10	8	0	6	24	x	x
	Q3	80	x	20	12	5	6	25	x	6
	Q2	81	x	10	12	3	8	36	x	10
	Q1	45	x	11	7	x	5	16	0	3
2011	Q4	77	4	15	20	x	3	28	x	3
Average Price of Single Houses Sold						($000)				
2012	Q4	402.7	334.0	389.7	360.8	...	484.5	416.6	x	x
	Q3	437.1	x	415.0	410.7	485.2	518.3	446.9	x	399.9
	Q2	442.4	x	397.3	411.0	446.0	564.4	449.2	x	411.2
	Q1	417.6	x	351.2	428.4	x	513.7	437.2	0.0	386.3
2011	Q4	432.6	358.0	399.6	417.9	x	555.7	456.2	x	356.3

[1] Country Residential includes Wolf Creek, Pineridge, Mary Lake, MacPherson, Hidden Valley etc.
[2] Includes Logan and Ingram.
[3] Other includes house sales in Hillcrest, Crestview and Valleyview.
x = suppressed for confidentiality ... = not applicable Rows may not total due to rounding

Value of Single House Sales



Average Price of Single House

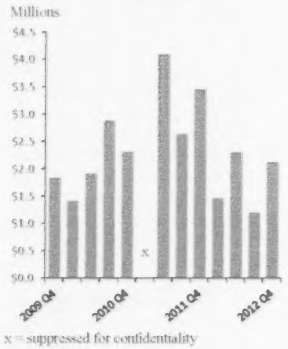


- There were 55 house sales in Whitehorse in the fourth quarter of 2012 with an average price of $402,700, a decrease of $34,400 compared to the previous quarter.
- Compared to 3 years ago, the average house price has increased 24.0% while inflation over that period has increased by 6.9%. This shows an inflation adjusted increase of 17.1% over the last 3 years (24.0%-6.9%=17.1%).
- The *median* house price in the fourth quarter was $398,000, meaning half the houses sold were above this figure and half below.
- The chartered bank's five year conventional mortgage rate averaged 5.24% in the fourth quarter of 2012.

Mobile Homes in Whitehorse

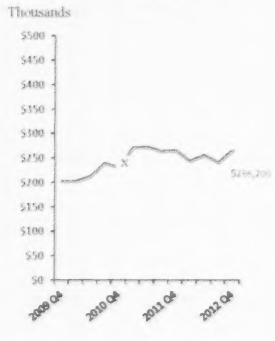
- There were 8 mobile homes sold in Whitehorse in the fourth quarter of 2012 totalling $2,129,900, averaging $266,200.
- The highest average sale value for mobile homes was in the second quarter of 2011 when it reached $272,800. However, it should be noted that there is a fair bit of volatility in the average sale price of mobile homes due to the relatively small number of sales in any given quarter.

Value of Mobile Home Sales



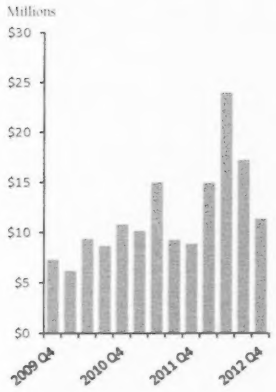
x = suppressed for confidentiality

Average Price of Mobile Home

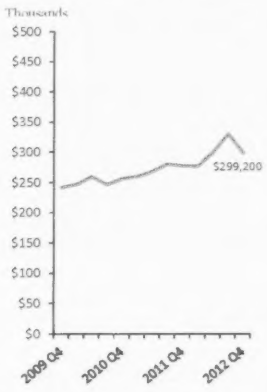


Condominiums in Whitehorse

Value of Condominium Sales



Average Price of Condominiums



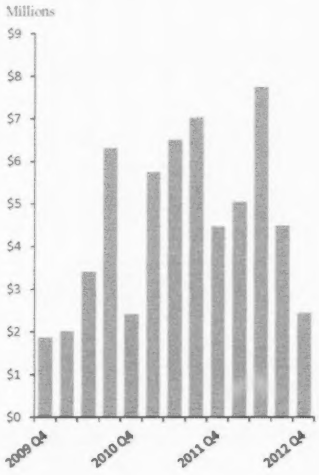
- Condo sales in the fourth quarter of 2012 totalled $11,370,200. The record-high was in the second quarter 2012 at $23,982,100.
- There were 38 condo sales in the fourth quarter of 2012. The highest number of condo sales occurred in the the second quarter of 2012 when 80 condos were sold.
- The average condo price was $299,200 in the fourth quarter of 2012. This is down $31,400 from the record-high of $330,600, set in the third quarter of 2012. *It should be noted that there is a fair bit of volatility in the average condo price on a quarterly basis. This is due to new condo projects being completed and therefore multiple units sold at the same or near the same value in one quarter. Depending on the selling prices of these units, this will have a significant effect on the average condo prices.*

Duplexes[1] in Whitehorse

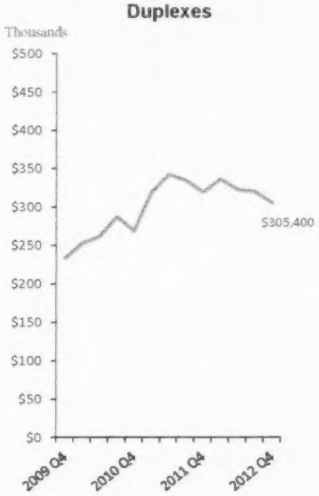
- Duplex sales in the fourth quarter of 2012 totalled $2,443,500. The record-high for duplex sales was $7,743,100, set in the second quarter of 2012.
- There were 8 duplex sales in the fourth quarter of 2012. This is 6 sales less than one year earlier when there were 14 duplexes sold.
- The average duplex price was $305,400 in the fourth quarter of 2012. The record high was recorded in the second quarter of 2011 at $342,500.

[1] Duplex refers to one side only.

Value of Duplex Sales



Average Price of Duplexes



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